



City of Carmel

Carmel Board of Zoning Appeals Hearing Officer Monday, October 23, 2006

The meeting was held at 5:45 PM in the Caucus Rooms of City Hall, Carmel, Indiana on Monday, October 23, 2006. The Hearing Officer was Kent Broach.

Department of Community Services Staff in attendance was Angie Conn.

D. Public Hearing

1d. Shelborne Greene, Sec 1, lot 13

The applicant seeks the following development standards variance approval for a pool/deck to encroach into the rear yard setback and easement:

Docket No. 06090033 V Chapter 25.01.01.C.8(a) pool setback

The site is located at 3591 Inverness Blvd. and is zoned R-1/Residence.

Filed by Mark and Carrie Fleig.

Present for the Petitioner: Mark Fleig. In addition to the easement behind their property, there is also a 20-foot utility easement. They had checked with the City engineers and there were no utilities within the area. The pool would encroach 10 feet into that utility easement.

Members of the public were invited to speak in favor or opposition to the petition; no one appeared.

The Public Hearing was closed.

Mrs. Conn gave the Department Report. The Petitioner has already received special consent to encroach approval from the Hamilton County Drainage Board. If the variance is granted, the pool will still be setback 10 feet from the rear property line. The Department recommended favorable consideration.

Mr. Broach **APPROVED Docket NO. 06090033 V** for pool setback.

2d. Range Line Rd KinderCare- Signage

The applicant seeks the following development standards variance approval:

Docket No. 06100002 V Chapter 23F.13.01.A ground signs prohibited in Overlay

The site is located at 1001 Range Line Rd is zoned B-7/Business and is within the Carmel Dr. - Range Line Rd. Overlay.

Filed by Amanda Gates for Sign Craft Industries.

Present for the Petitioner: Amanda Gates for Sign Craft Industries. They are requesting a new ground sign which is prohibited in the Range Line Road/Carmel Drive Overlay. The sign has received ADLS approval.

Members of the public were invited to speak in favor or opposition to the petition; no one appeared.

The Public Hearing was closed.

Mrs. Conn gave the Department Report. This sign will replace a ground sign that existed prior to the Range Line Road/Carmel Drive Overlay. The Petitioner is changing out the face of the sign. The Department recommended positive consideration. Before the sign permit is issued, the Petitioner would need to adhere to the conditions approved with the ADLS Amendment for colors, etc.

Mr. Broach asked if the conditions of the ADLS were agreeable.

Ms. Gates stated they will be constructing a new monument per the ADLS so that it will look the KinderCare sign at the Hazel Dell location.

Mr. Broach **APPROVED Docket NO. 06100002 V** for a ground sign prohibited in the Overlay.

3d. St. Vincent Heart Center of Indiana- Signage

The applicant seeks the following development standards variance approval:

Docket No. 06100003 V Section 25.07, Sign Chart B wall sign size

The site is located at 10580 N Meridian is zoned B-6 and is within the US 31 Overlay.

Filed by Adam Richter.

Present for the Petitioner: Doug Kochell from Hall Render and Doug Staley, Jr. from Staley Signs. Mr. Kochell stated that the owner of the Heart Center of Indiana changed the name to St. Vincent Heart Center of Indiana. That prompted a change in all the signs on the campus. Most of the other signs were changed via the ADLS Amendment. The ordinance provides for signs that are 100 square feet. This sign will be 135 square feet. They cannot make the sign any smaller. The Findings of Fact say a company merger, but it is a name change, not a merger.

Members of the public were invited to speak in favor or opposition to the petition; no one appeared.

The Public Hearing was closed.

Mrs. Conn gave the Department Report. She confirmed the Department Report stated “merger” instead of “name change”. The Department is in favor of the variance. The sign will be in the same location and will be approximately the same size.

Mr. Broach stated since the “merger” term was in the Department Report and not in the Findings of Fact, the “merger” word would not be reflected in the record.

Mr. Kochell wanted to make sure the updated Findings of Fact were used.

Ms. Conn stated that the Board members take into consideration both Findings, but if approved, the Petitioner's Findings would be on record.

Mr. Broach **APPROVED Docket NO. 06100003 V** for wall sign size.

E. Old Business

There was no Old Business.

F. New Business

There was no New Business.

G. Adjournment

The meeting was adjourned at 5:55 PM.

Kent Broach, Hearing Officer

Connie Tingley, Secretary